**Camden County Lake Area Planning & Zoning Commission**

**Wednesday, July 16, 2025 - 5:30 P.M.**

**Camden County Courthouse - 3rd Floor Hearing Room - Camdenton, MO 65020**

**Minutes**

**Members Staff**

Thomas Spradling – **Co**-**Chair** Jennifer Eblen- Administrator

Rick Johnson Brent Hubbard –Assistant Administrator

John Mackey Annette Miller – Permit Coordinator

Robert Shields, III - **Chair**

Patrick Wolf, R&B

Jordan Webb

Don Campbell

Cindy Skola

George Pruitt

Ray Waltman

Cindi Bramlage

      The meeting was called to order at 5:30 PM, a quorum was established with (8) eight out of the (11) eleven members present, Webb, Johnson, and Skola were not in attendance.

Assistant Administrator Hubbard reads the rules and procedures.

Shields made a motion to approve the agenda, Spradling seconds (8) eight out of the (8) eight members approve, agenda is approved.

Shields made a motion to approve May 21, 2025 minutes, Spradling seconds (8) 8 out of the (8) eight members approve, minutes are approved.

*OLD BUSINESS: NONE*

*NEW BUSINESS:*

**CASE PZ25-0098 Owens:** A request by John & Lorie Owens to rezone +12.61 acres from

A-1 (Agricultural) to AR (Agricultural Residential). Parcel# 14-2.0-09.0-000.0-000-004.000 in

S09-T38N-R18W, located at 6200 State Road J, Roach, MO 65787.

Applicant John Owens is present. Owens would like to sell a three acre tract of his land. The smallest lot that can be created in A-1 is five acres. The smallest lot that can be created in AR is three acres. This is the only reason he is asking for the rezone.

No one is present to speak in favor or in opposition of the request.

Shields made a motion to approve, Spradling seconds, (8) eight of the (8) eight members vote to approve **(APPROVED 8/8).**

**CASE PZ25-0099 Kuches/Pamcorp LLC:**  A request by Scott Goble-PAMCORP LLC, for a CUP (Conditional Use Permit) for a new Cell Tower to be placed on TR 6&7 Green Oaks Sub., Parcel# 14-6.0-13.0-000.0-000-007.000 in S13-T38N-R18W, located at

TBD State Road AA, Roach, MO 65787.

Applicant Scott Goble is present. Applicant explains they are wanting to put a new cell tower on the property. He states the tower will be two hundred sixty feet in height with a fenced base of 70x70. The tower will have four antennas, the tallest one belonging to Verizon Wireless and the others are to be designated to other carriers. The tower should not be visible from State Road AA. There is a lease agreement with Mr. Kuches for a piece of ground that measures 100 x 100.

Shields asks what they look for when scouting land for cell towers. Goble explains they look for the highest piece of ground they can find. The process is lengthy, he has been working on this particular project for over four years.

Bramlage asks if there is anything they can put around the tower to have it less visible. Goble states the tower is two hundred sixty feet tall, they don’t have anything that large that would conceal the tower, however there are many mature trees, the area is heavily wooded and the tower shouldn’t be visible from State Road AA.

No one is present in favor of the request.

One neighbor, T. Kingsley who owns property next to the subject property is opposed. He states they purchased the property so they wouldn’t have neighbors. He has questions on the towers appearance. He also asks who will service the tower, how often will they be at the location? How long will construction last, will they be clearing the land, and is there any security at the location?

Goble states they will have some flatbed trailers coming in and out with equipment and there will be a crane on site during construction. Once a month there will be a service technician at the site. They will have a lock on the gate that goes around the tower.

Mackey asks what the distance is from the tower to Kingsley’s property. It is roughly 1,700 feet in a heavily wooded area.

Shields made a motion to approve, Spradling seconds, (8) eight of the (8) eight members vote to approve **(APPROVED 8/8).**

Shields calls to adjourn, Campbell seconds, all in favor **(ADJOURNED)**

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Chair/Co-Chairperson P&Z Administrator